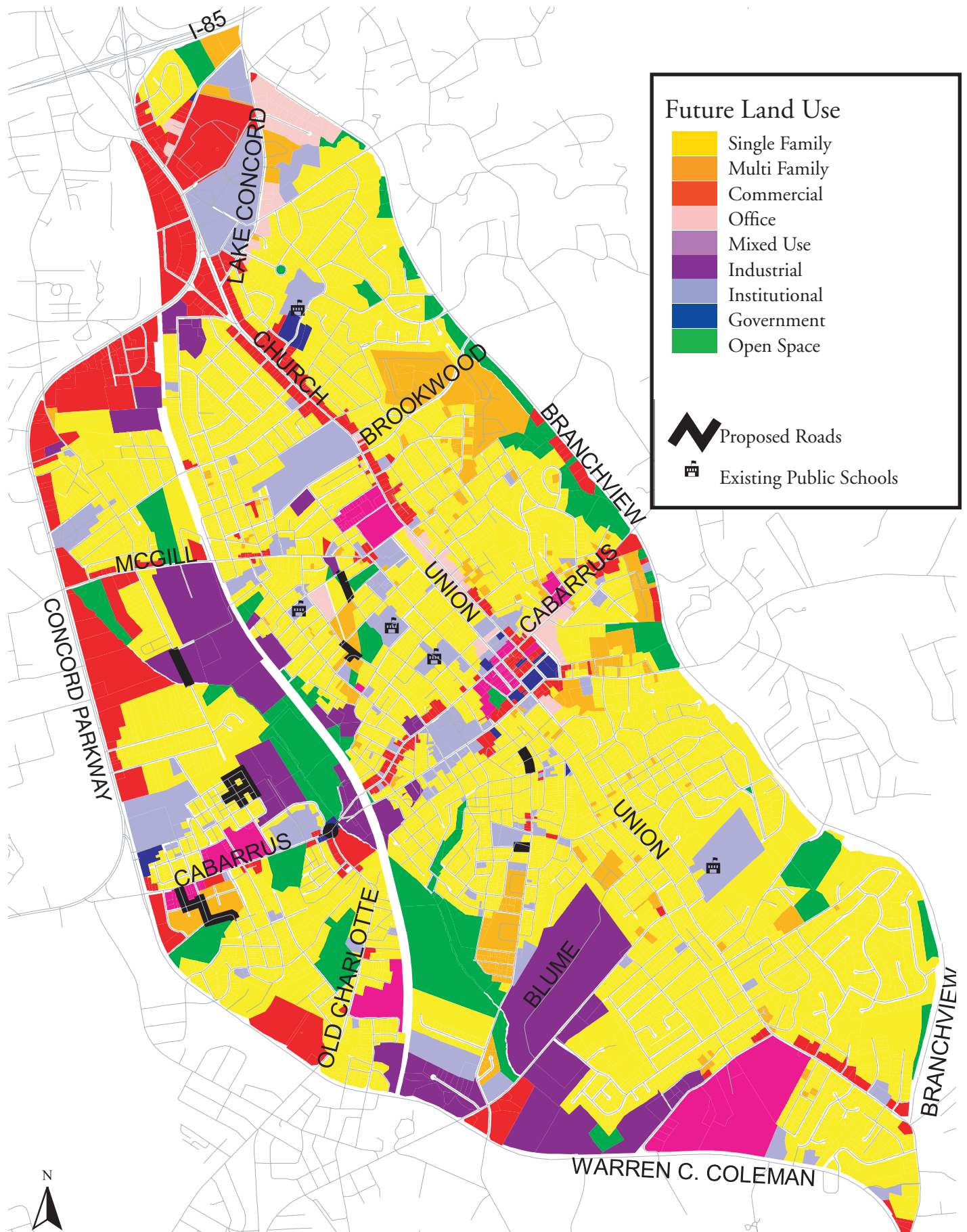


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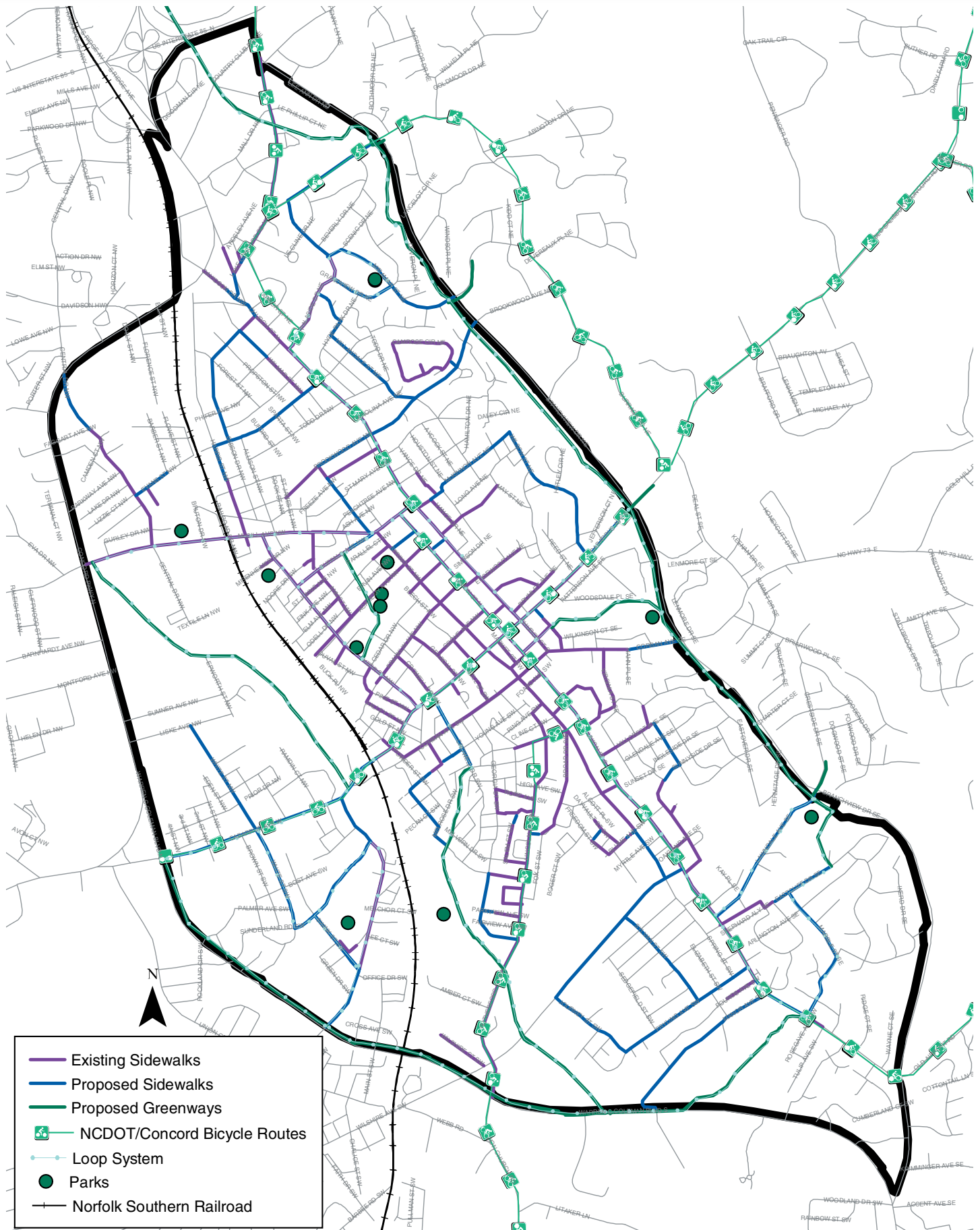


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FUTURE LAND USE



MULTI-MODAL CONNECTIONS



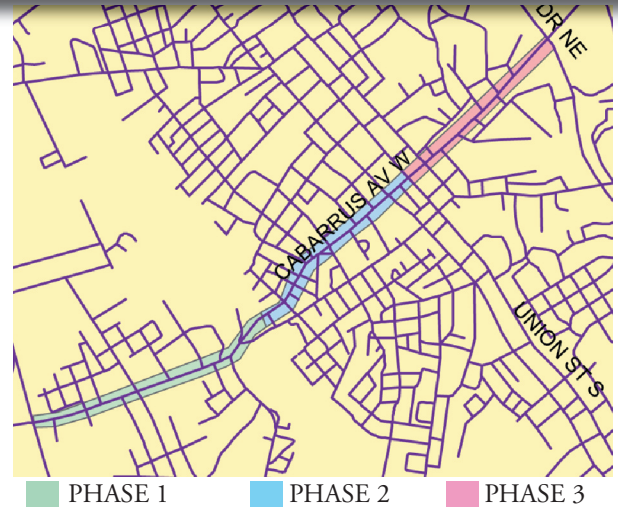
CORRIDORS

CABARRUS AVENUE GATEWAY TO CENTER CITY

STRATEGIES

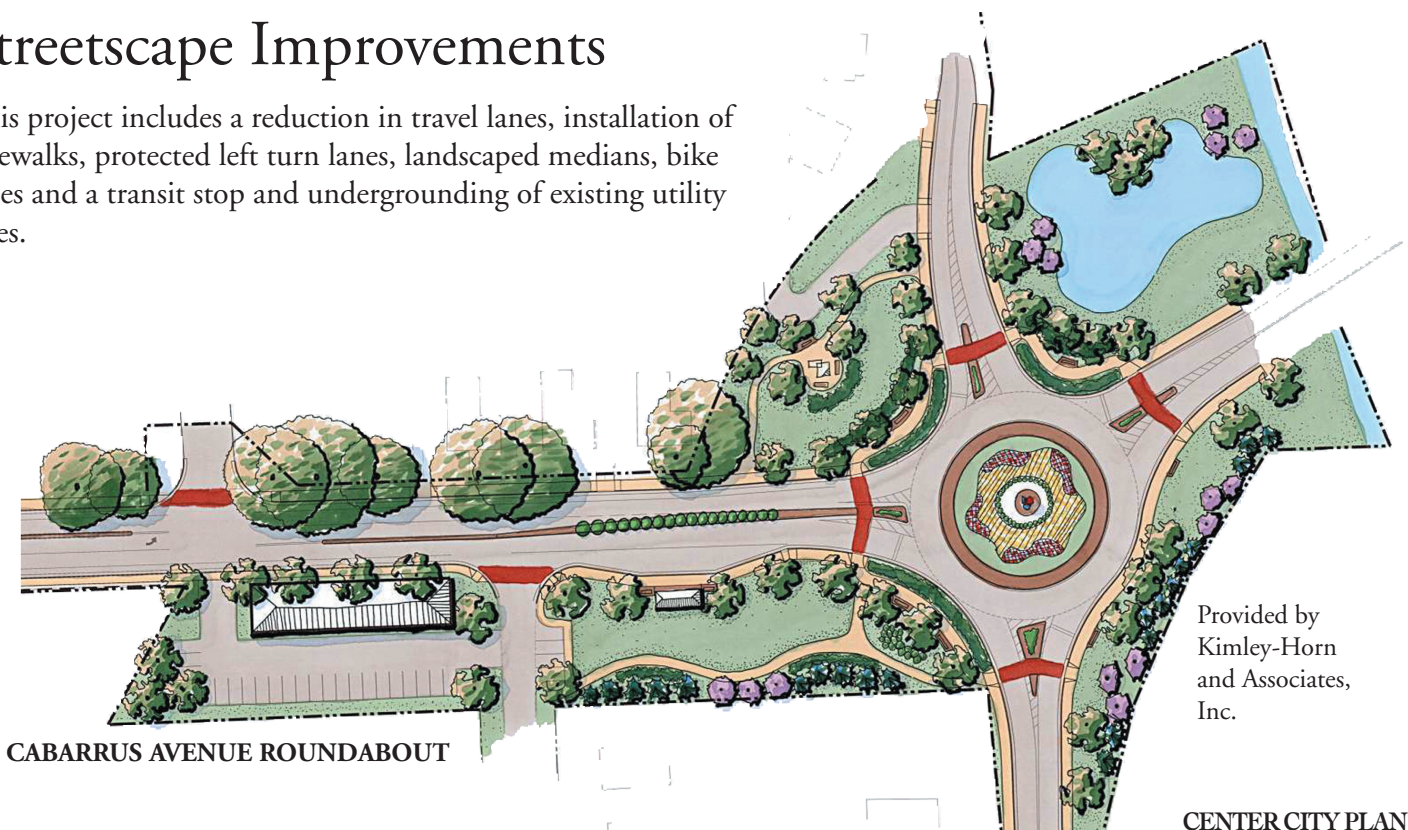
These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

1. **Adopt corridor overlay guidelines**
2. **Construct Improvements-Phase I**
 - Install roundabout
 - Underground utilities
 - Construct sidewalks and landscaped medians
 - Install decorative street lighting and poles
 - Create city's first dedicated bicycle lanes
3. **Design and Construct Improvements- Phases II & III**
 - Underground utilities
 - Upgrade existing or install new sidewalks
 - Continue landscaped median, decorative lighting, poles, street fixtures and bike lanes, where feasible



Streetscape Improvements

This project includes a reduction in travel lanes, installation of sidewalks, protected left turn lanes, landscaped medians, bike lanes and a transit stop and undergrounding of existing utility lines.



Provided by
Kimley-Horn
and Associates,
Inc.

CABARRUS AVENUE ROUNDABOUT

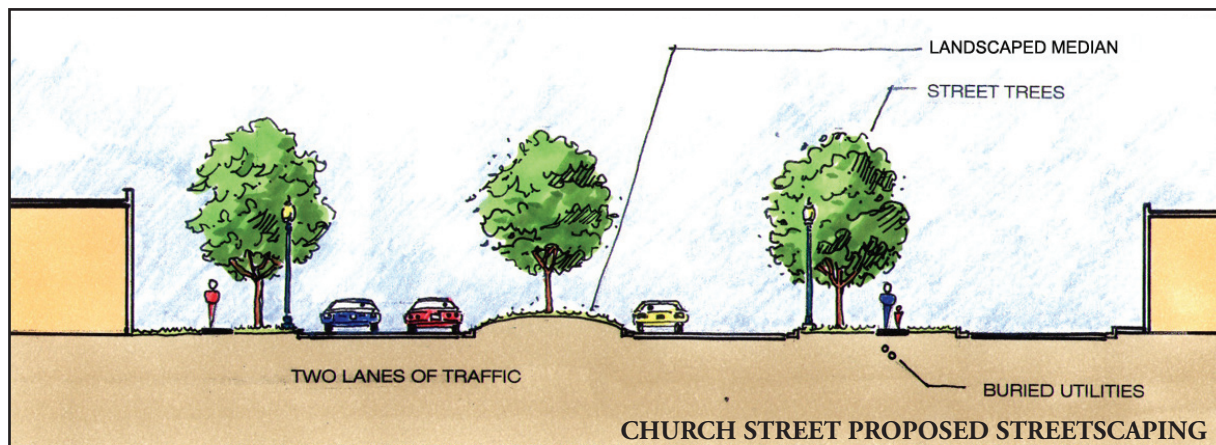
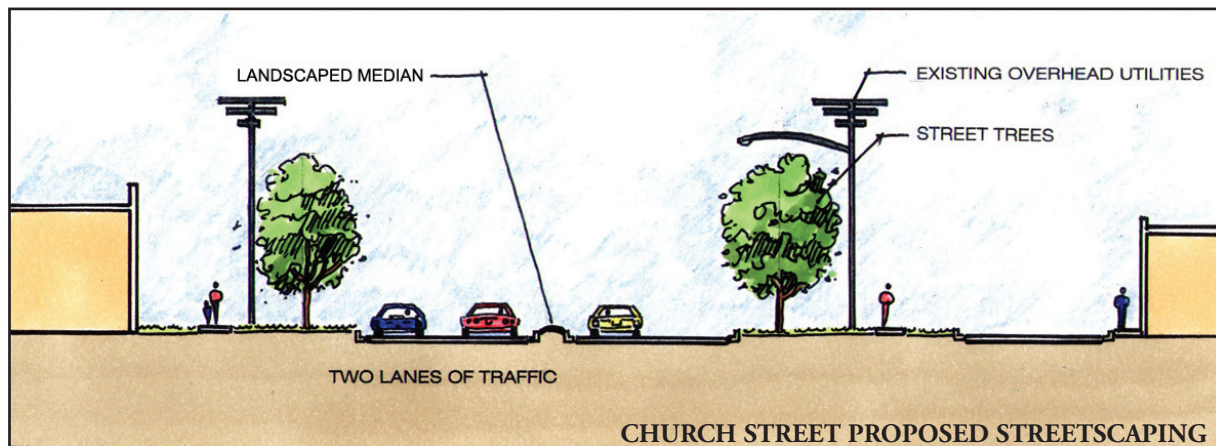
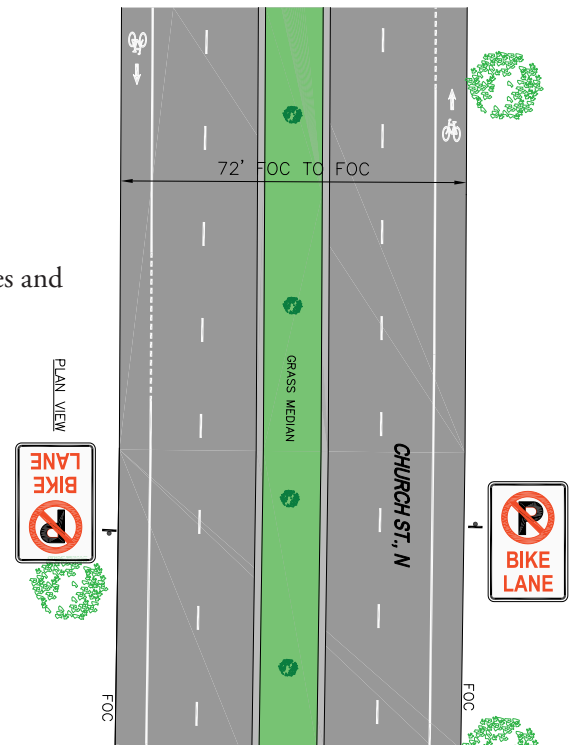
CORRIDORS

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

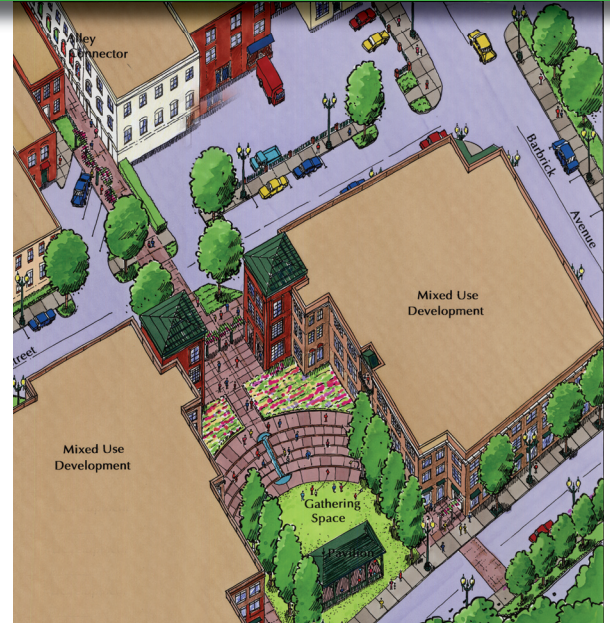
CHURCH STREET

1. **Adopt corridor overlay guidelines**
2. **Construct improvements - Davidson Drive to Winecoff Avenue**
 - Eliminate on-street parking
 - Incorporate landscaped medians with exclusive left turn lanes
 - Install bike lanes
 - Seek funding to bury utilities and install decorative lighting, poles and street fixtures
3. **Construct improvements - Winecoff Avenue to Todd Drive**
 - Install bike lanes along west side
 - Seek funding to bury utilities and install decorative lighting, poles and street fixtures
4. **Construct improvements - Todd Drive to Corban Avenue**
 - Mill, resurface and restripe
 - Maintain intermittent turn lanes
 - Install bike lane on west side (to end at Buffalo Avenue)
 - Seek funding to bury utilities and install decorative lighting, poles and street fixtures



DOWNTOWN

This master plan is the culmination of a four part effort that began with a vision session conducted by the N.C. Downtown Development Association in February of 2001. It led to a parking study completed in October 2001, and an Economic Analysis completed in December 2001. The final phase, the design portion of the master plan, was conducted in the Spring of 2002. From these efforts came the framework for investment in Downtown Concord.





CLASSIC CONCORD



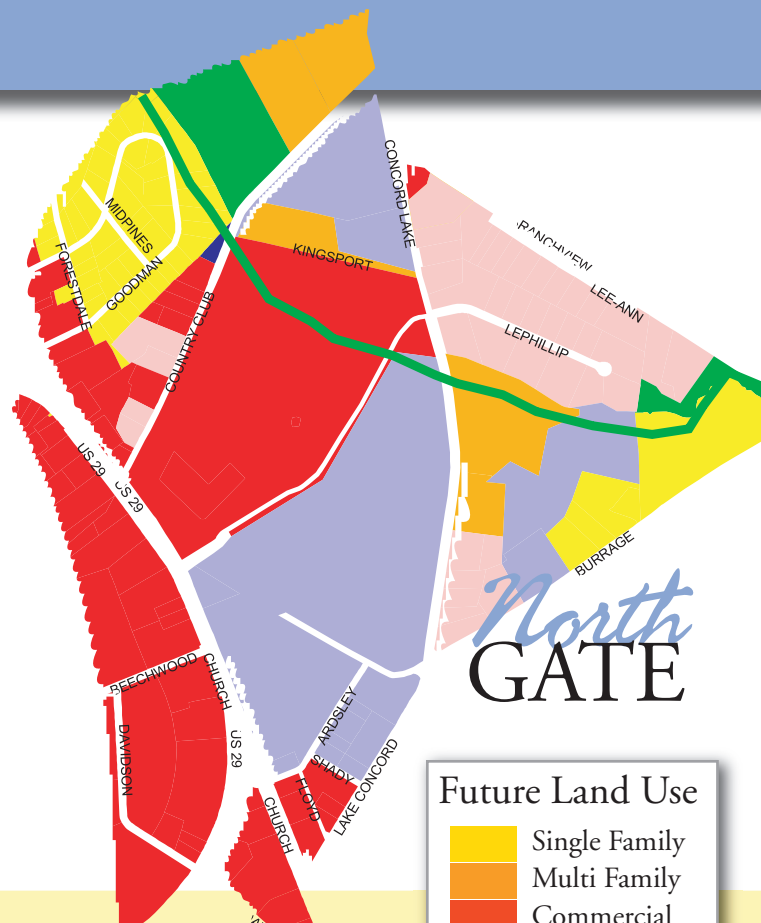
STRATEGIES	Fiscal Year 2003-2004	Fiscal Year 2004-2005	Fiscal Year 2005-2006
Improvements/ Investments	<ul style="list-style-type: none"> + Design McCachern streetscape improvement (trees, pavers at intersections, planters, parking) + Continue tree replacement on Union St. + Stamped crosswalks at Cabarrus/Spring, Cabarrus/Union, Cabarrus/Church, Cabarrus/McCachern + Facilitate development of parking lots + Facilitate development of Spring St. Commons + Install "Classic Concord" entrance monument signs + Replace poles on signs downtown (Phase II) 	<ul style="list-style-type: none"> + Construct McCachern streetscape improvements + Continue tree replacement on Union St. + Stamped crosswalks at Union/Corban, Spring/Corban, McCachern/Means + Design Church & Market streetscape improvements + Facilitate development of parking lots + Facilitate development at McCachern & Church + Replace poles on signs downtown (Phase III) 	<ul style="list-style-type: none"> + Continue tree replacement on Union St. + Construct Church & Market streetscape + Design future streetscape + Facilitate development of parking lots + Facilitate private development
Development Incentives	<ul style="list-style-type: none"> + Continue Jumpstart Grant - \$3000 available + Amend Bill Lee Act to allow for more retail uses + Facilitate parking 	<ul style="list-style-type: none"> + Continue Jumpstart Grant - \$3500 available + Historic Revolving Fund - \$1 million bond for renovations of commercial and residential properties in locally recognized districts. + Pursue legislation to create Tax Increment Financing downtown + Facilitate parking 	<ul style="list-style-type: none"> + Continue Jumpstart Grant - \$3500 available + Initiate Historic Revolving Loan + Facilitate parking
Regulations/ Procedures	<ul style="list-style-type: none"> + Conduct a developers "summit" to evaluate implementation of regulations and procedures, modify if necessary to streamline process further. 		
Branding/ Marketing	<ul style="list-style-type: none"> + Create marketing strategy for downtown neighborhoods to encourage renovations + Launch heritage tourism effort. + Create a Classic Concord brochure to showcase entire Center City + Pursue joint ads with downtown merchants in publications 	<ul style="list-style-type: none"> + Conduct events in downtown during fair weather + Continue marketing effort 	<ul style="list-style-type: none"> + Conduct events in downtown during fair weather + Continue marketing effort
Partnerships	<ul style="list-style-type: none"> + Seek more formal marketing partnerships with organizations promoting the County and City. + Consider a "development" partnership for all of Center City to foster economic development. 		
Parking	<ul style="list-style-type: none"> + Work with NCDOT on midblock crossing on Church St. to County parking lot 	<ul style="list-style-type: none"> + Evaluate need for additional parking structures as development continues in downtown. 	

NORTH GATE

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Monitor improved traffic signal timing along Concord Parkway and Church Street
- Evaluate alternative traffic patterns and roadway configurations at intersection of Goodman Circle and Concord Parkway
- Enhance landscaping within right-of-way along Concord Parkway
- Designate NorthGate as a mixed-use district
- Relocate utilities along Church Street underground

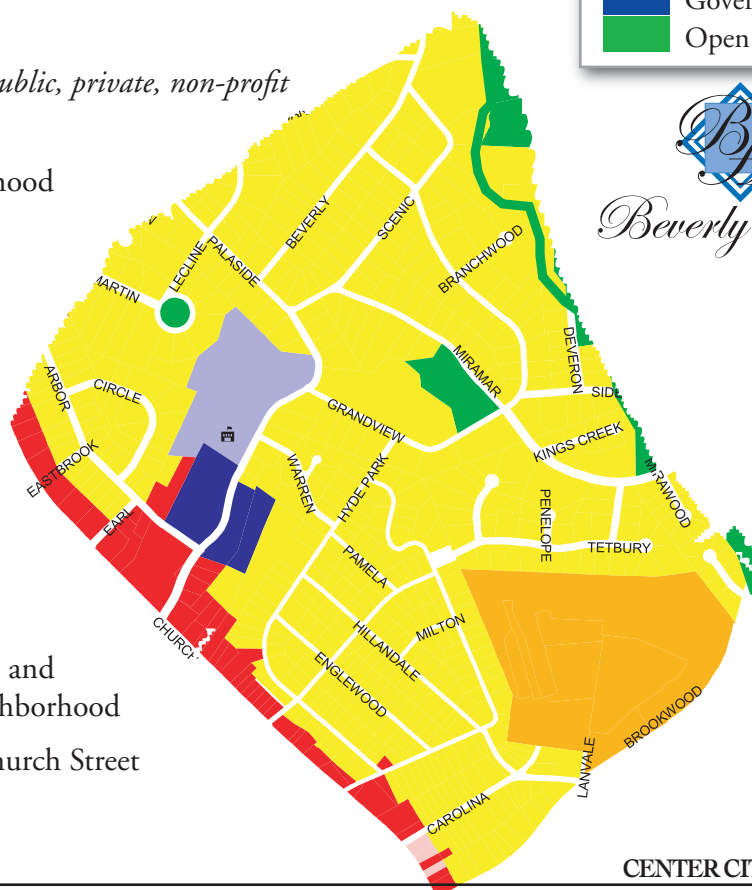


BEVERLY HILLS

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Evaluate cut-through traffic through neighborhood since Lake Concord Road improvements are complete
- Evaluate traffic calming measures along Warren Street including: one-way configuration, reduced speed limit and/or installation of sidewalks
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Construct cul-de-sac along Carolina Avenue
- Discourage continued encroachment of service and commercial uses along Church Street into neighborhood
- Implement streetscape improvements along Church Street



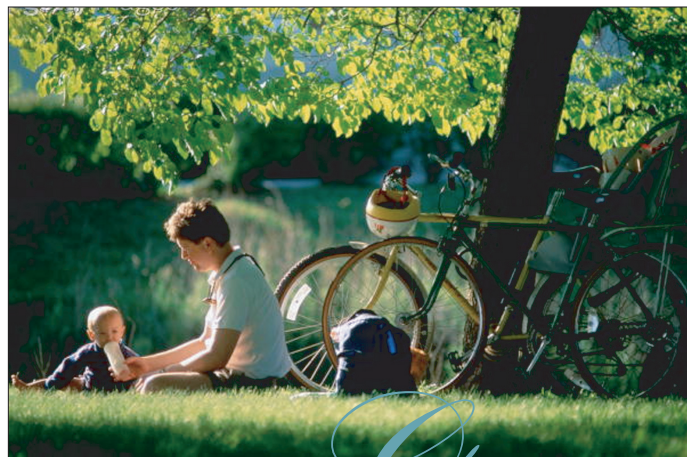
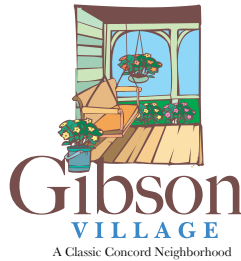


Reserved Seating Available

In Gibson Village our front porches stand ready. Whether you are raising a family or wanting to retire in comfort, our neighborhood offers a place for everyone. Gibson Village is one of Classic Concord's Historic Neighborhoods. Our quaint houses both new and old are within walking distance of downtown and with easy access to all that Concord has to offer, you are sure to find a prime spot for you and your family. Now relax, sit a spell... the front porches of Gibson Village are waiting for you.



CLASSIC
CONCORD



It's so easy being Green

It's so easy being Green... when you live in Gibson village. Our neighborhood boasts some of the finest recreational facilities in the city all linked together by the Gibson Village Greenway system. Imagine biking on the greenway, playing ball in the park, or simply passing time in the rocking chair on your front porch... watching the world go by. Gibson Village offers a variety of homes, old and new, and all close to your own little spot of green.



CLASSIC
CONCORD

A Classic Concord Neighborhood



STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Construct Academy Creek Greenway
- Develop passive park at Former City Electric Warehouse
- Create a local historic district
- Build innovative infill housing of: Single family housing with shared garages/drives, townhomes and live/work units along greenway
- Implement streetscape improvements along Kerr Street
- Retain and/or enhance neighborhood schools
- Evaluate converting Academy Avenue and Elm Avenue to two-way streets to increase access to major public facilities
- Extend Ann Street through intersection of Academy Avenue to tie in to realigned Crowell Drive
- Construct new street through CTC property and Kaiser-Roth property to connect Buffalo Avenue and Elm Avenue
- Construct extension of Glenn Street from Elm Avenue to Buffalo Avenue to give greater exposure and visibility to Academy Recreation Center
- Construct cul-de-sac on Moore Place
- Install sidewalks in accordance with the Multi-Modal Connections Map.
- Implement a marketing program to promote neighborhood identity
- Utilize brownfield grants for assessment and clean up of targeted brownfield sites
- Identify opportunities for adaptive reuse and restoration and utilization of historic preservation tax credits for existing mills
- Promote benefits of New Markets Tax Credits

RESIDENTS OF HISTORIC CONCORD



Future Land Use

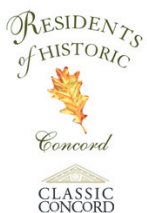


STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Retain and/or enhance neighborhood schools
- Continue to monitor opportunities to locate above ground utilities along Union Street underground
 - Research zoning techniques to address encroachment of incompatible uses along Cabarrus Avenue and adjacent to the City's Historic Districts
- Consider hiring an arborist to assist in landscaping and maintenance within City's historic districts
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Implement a marketing program to promote neighborhood identity
- Utilize federal and state historic preservation tax credits to restore residential structures
 - Promote the benefits of New Markets Tax Credits

Come see the original *mall walk*.



When you're done power walking in the mall, come visit Concord's Historic District - the original mall walk. Historic Union Street North and South features stunning renovated homes, sprawling green lawns and beautiful tree lined streets, it's long been the site of moonlit strolls, casual afternoon runs and brisk fall power walks.

Union Street harkens back on a time when mills were only for textiles and rush hour meant more people on the sidewalk than on the street. Come give us a test run and find out what makes the Historic District one of Center City's premier neighborhoods.

Most people can't believe we're 205 years old.



After all, the only lines you'll find on the face of the Historic District are the ones strolling our tree lined streets.

From the Locke Mill by the Historic Cabarrus County Courthouse to the Yuva Apartments, you'll find plenty of age defying distractions to keep the day from slipping through your fingers.

You'll see, that in Classic Concord, age ain't nothing but a number.

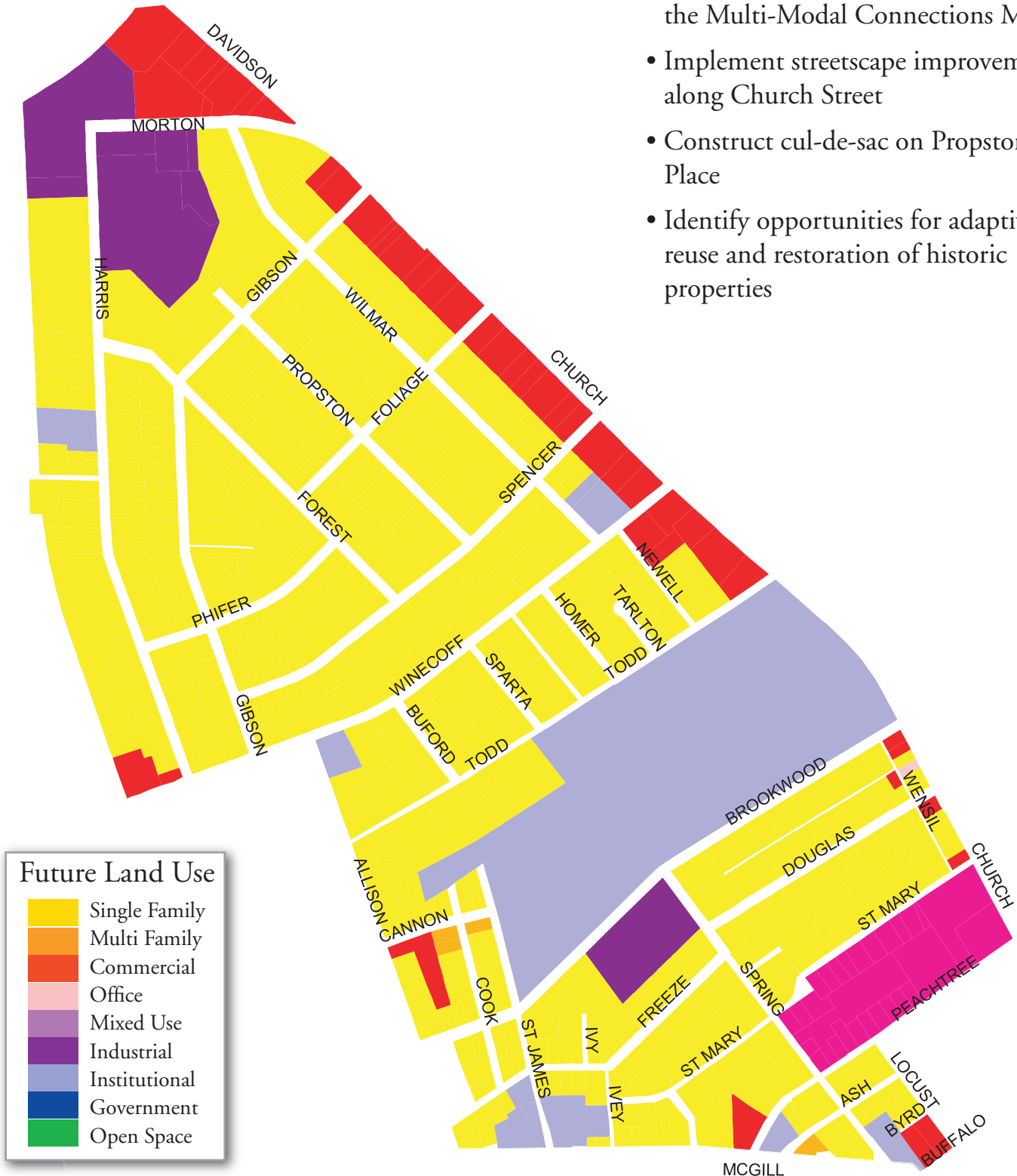
WILMAR PARK • LOCKE MILL

WILMAR PARK LOCKE MILL

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Install sidewalks in accordance with the Multi-Modal Connections Map
- Implement streetscape improvements along Church Street
- Construct cul-de-sac on Propston Place
- Identify opportunities for adaptive reuse and restoration of historic properties



HILLCREST

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Retain and/or enhance neighborhood schools
- Evaluate traffic movements at intersection of Cabarrus Avenue and Branchview Drive and implement a protected left turn if warranted
- Construct gateway entrance at Corban Avenue and Branchview Drive in conjunction with Harold B. McCachern Greenway construction
- Construct Harold B. McCachern Greenway
- Coordinate with Cabarrus County to acquire additional properties along Lawndale Avenue to develop connection from R. Brown McAllister Elementary School to Les Myers Park
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Construct cul-de-sacs: Hahn Place, Patton Court and Kaye Place

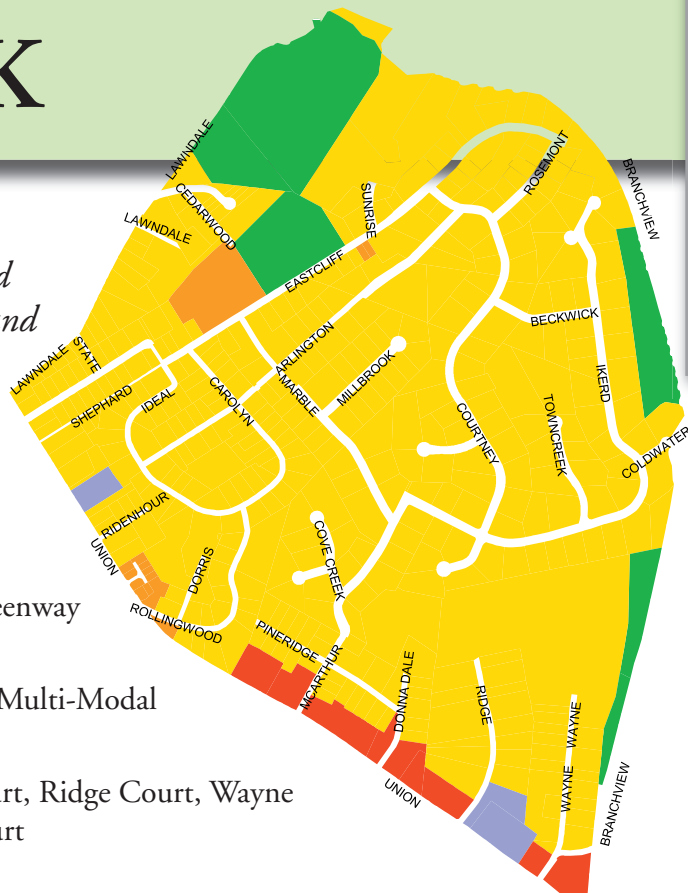


MYERS PARK

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Monitor traffic on Lawndale Avenue and McArthur Avenue
- Preserve green buffer along Branchview Drive
- Promote opportunities for additional greenway connections
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Construct cul-de-sacs: Stone Ridge Court, Ridge Court, Wayne Court, Doris Court and Pine Ridge Court



Future Land Use

Single Family	Yellow
Multi Family	Orange
Commercial	Red
Office	Pink
Mixed Use	Purple
Industrial	Dark Purple
Institutional	Blue
Government	Dark Blue
Open Space	Green

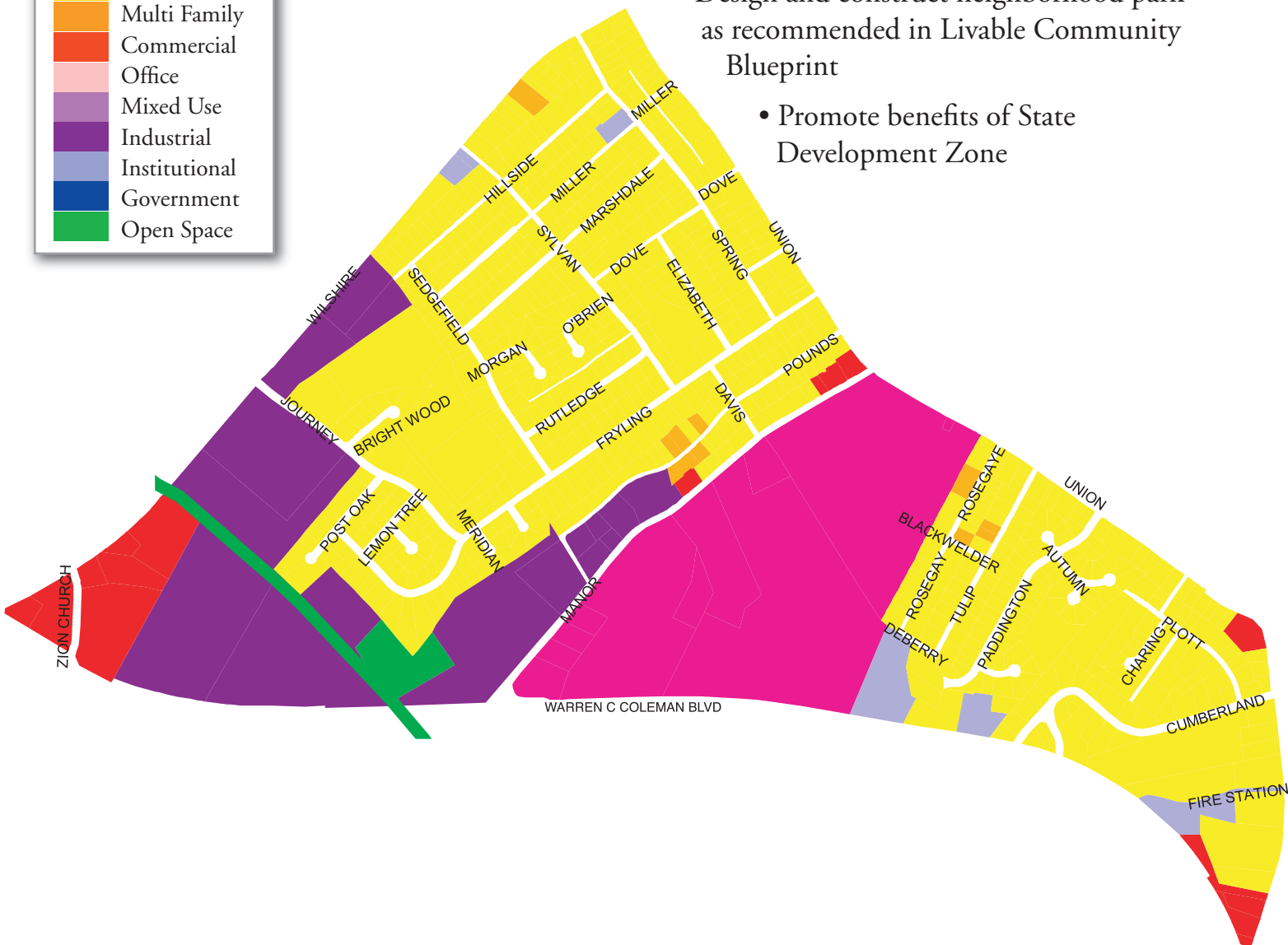


CUMBERLAND/ SYLVAN



Future Land Use

Yellow	Single Family
Orange	Multi Family
Red	Commercial
Pink	Office
Purple	Mixed Use
Dark Purple	Industrial
Light Blue	Institutional
Dark Blue	Government
Green	Open Space



STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Develop mixed-use village along Manor Avenue from Warren C. Coleman Boulevard to Union Street South
- Evaluate construction of greenway through proposed mixed use village to Union Street and Les Myers Park
- Continue to evaluate cut-through traffic situation on Cumberland Court
- Design and construct neighborhood park as recommended in Livable Community Blueprint
- Promote benefits of State Development Zone

SILVER HILL

Located less than a mile southwest of downtown Concord, the Silverhill Community is a predominately African American neighborhood with a history of over 100 years. According to local tradition, the community takes its name from silver ore that once was found and mined in the neighborhood and from A.T. Hill who donated land in 1897 for the church that became Silver Hill Primitive Baptist Church. One local story says, before the Silverhill name came into existence, the community sometimes was called Dale Worth or Deal Worth. Throughout much of its 100-plus year history, the community has been defined by its connections with its families and churches.



A Community that Shines.

In Silver Hill, our churches are the anchor of our community. With seven congregations all within walking distance in our neighborhood, you can hear the choirs sing on any given Sunday. It's all part of what makes our community a unique part of the fabric of Concord, North Carolina. We are a community of faith and families and we've been that way for generations. Listen to the soulful music we are making every Sunday morning, perhaps you'll be convinced that our neighborhood is where you will want to make your joyful noise!

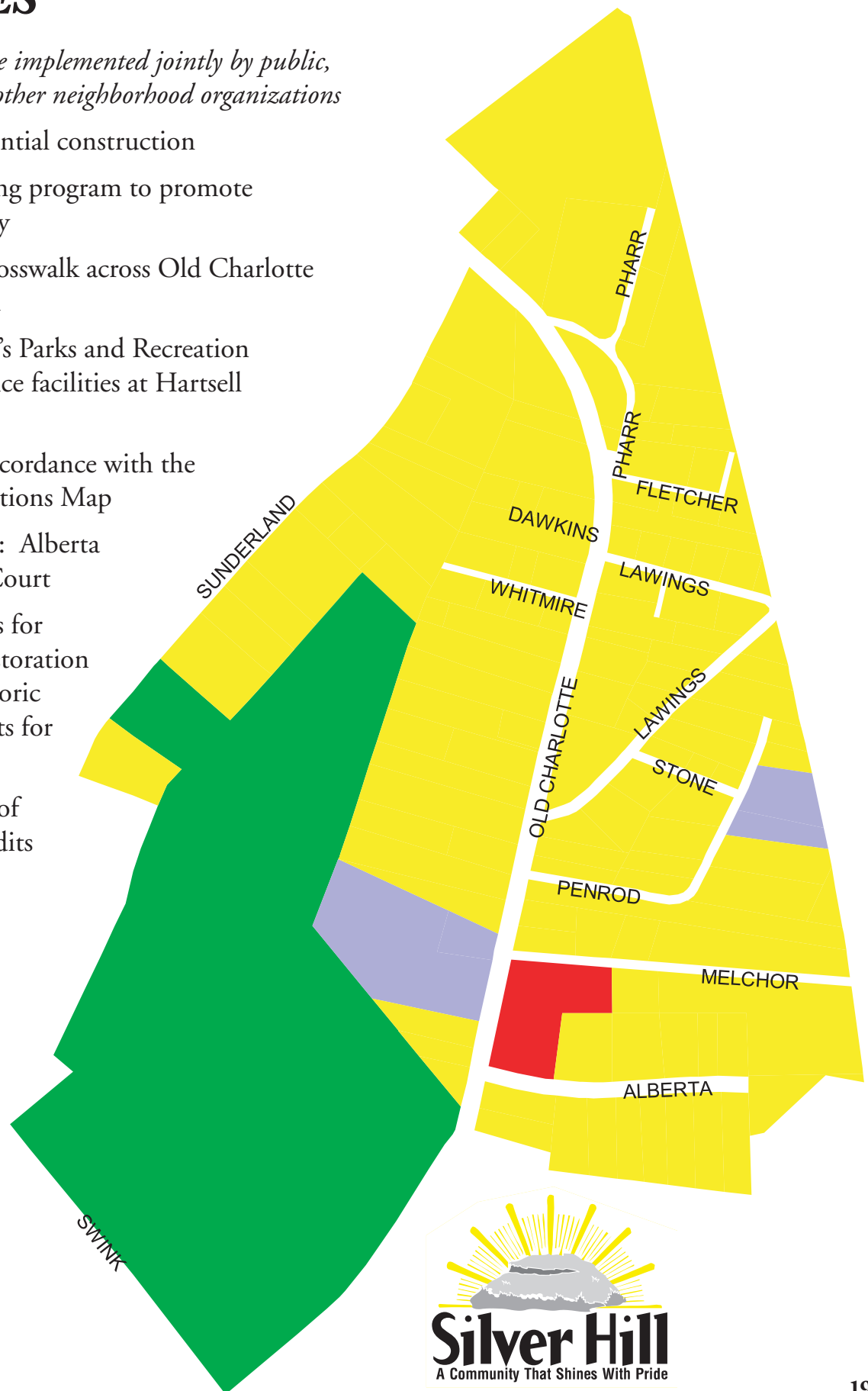
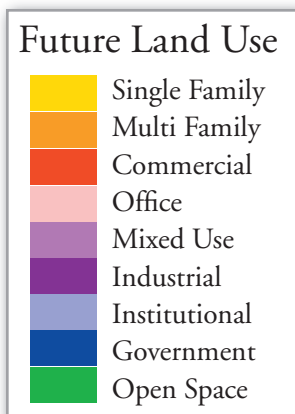


A Community That Shines With Pride

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Encourage new residential construction
- Implement a marketing program to promote neighborhood identity
- Install a pedestrian crosswalk across Old Charlotte Road to Hartsell Park
- Coordinate with City's Parks and Recreation Department to enhance facilities at Hartsell Park
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Construct cul-de-sacs: Alberta Court and Melchor Court
- Identify opportunities for adaptive reuse and restoration and utilization of historic preservation tax credits for existing mills
- Promote the benefits of New Market Tax Credits



HARTSELL

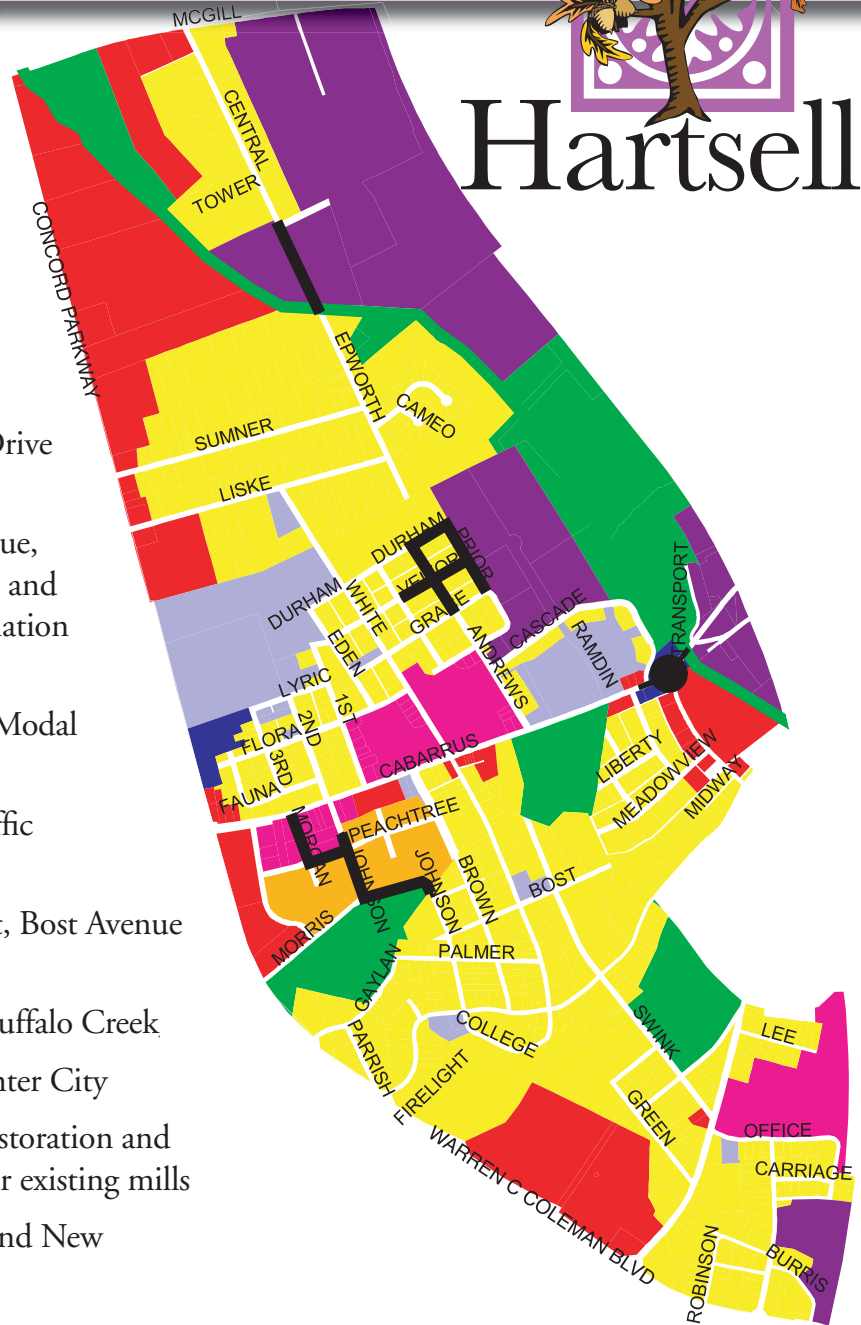


Hartsell

STRATEGIES

These strategies should be implemented jointly by public, private, non-profit and other neighborhood organizations

- Renovate Brown-Norcott Mill as impetus to stimulate investment in the surrounding neighborhood
- Construct extension of Johnson Street
- Construct street connection between Central Drive and Epworth Street
- Construct street connections along Veitor Avenue, Durham Court and Andrews Street as practical and feasible to complete neighborhood traffic circulation pattern and connectivity
- Install sidewalks in accordance with the Multi-Modal Connections Map
- Coordinate with First Assembly to enhance traffic circulation
- Construct cul-de-sacs: Lee Court, Swink Street, Bost Avenue and Eden Street
- Explore options to construct park along Irish Buffalo Creek
- Reinforce Cabarrus Avenue as a gateway to Center City
- Identify opportunities for adaptive reuse and restoration and utilization of historic preservation tax credits for existing mills
- Promote benefits of State Development Zone and New Markets Tax Credits



Brown- Norcott Mill Redevelopment

PROPOSED TOWNHOMES
PROPOSED INFILL
SINGLE FAMILY HOMES
PROPOSED TOWNHOMES
PROPOSED TOWNHOMES

HISTORIC MILL BUILDING REDEVELOPED
WITH MIX OF USES AND PARKING
DEMOLISH EXISTING MILL, REPLACE
WITH MIXED-USE DEVELOPMENT WITH
URBAN EDGE ON CABARRUS AVE.

Future Land Use

Yellow	Single Family
Orange	Multi Family
Red	Commercial
Pink	Office
Purple	Mixed Use
Dark Purple	Industrial
Light Blue	Institutional
Dark Blue	Government
Green	Open Space
Black	Proposed Road